

ASSIGNEE'S SALE OF VALUABLE FEE SIMPLE REAL ESTATE -

BOOK 40 PAGE 869

By virtue of the power of sale contained in a mortgage from David Syme and Karen L. Syme, his wife, to First Federal Savings & Loan Association of Hagerstown and recorded in Liber 988, folio 13, one of the Land Records of Frederick County, Maryland, said mortgage being in default and having been assigned to the undersigned Assignee for the purpose of foreclosure, the said Assignee will offer for sale at the Frederick County Courthouse door on:

TUESDAY, SEPTEMBER 19, 1978

AT 10:00 A.M.

all of the hereinafter described real estate, together with improvements thereon, described in said mortgage, to wit:

All that lot or parcel of land situate, lying and being in Middletown District, Frederick County, Maryland, designated as Lot No. 11, Block L, as shown on the Plat entitled "Fountaindale South, Final Plat, Section 1-B, Sheet 1 of 3" and recorded in Plat Book 11, folio 169, one of the Plat Records of Frederick County, Maryland.

Being all and the same real estate which was conveyed unto David Syme and Karen L. Syme, his wife, from The Ryland Group, Inc. a body corporate, by deed dated the 19th day of May, 1976, and recorded in Liber 909 folio 11 one of the Land Records of Frederick County, Maryland.

IMPROVEMENTS: The improvements to be sold consist of a 3 bedroom two story house of Colonial Yorktown design, with aluminum siding and shingle roof and redwood deck. The house is heated by electric and has a central air conditioning system.

TERMS OF SALE: A deposit of ten percent (10%) of the purchase price in cash or check acceptable to the Assignee will be required of the purchaser or purchasers on the date of sale. The balance of said purchase price will be paid within ten (10) days of Final Ratification of the sale by the Circuit Court for Frederick County, Maryland, and shall bear interest from the date of sale to date of settlement at the rate of eight percent (8%) per annum. All estate taxes will be adjusted to date of sale, and all other costs and expenses of conveyancing are to be borne by the purchaser or purchasers.

Seymour B. Stern, Assignee
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